



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

September 2, 2010

Jeff Sindler
Burgundy Farm Country Day School
3700 Burgundy Road
Alexandria, VA 22303

Re: Interpretation for SEA 93-L-014, concurrent with SPA 93-L-015, Burgundy Farm Country Day School, Tax Map 82-2 ((1) 5, 6, and 8: Classroom Trailer

Dear Mr. Sindler:

This is in response to your letter of August 12, 2010, requesting an interpretation of the Special Exception Amendment (SEA) plat and development conditions approved by the Board of Supervisors and the Special Permit Amendment (SPA) Plat and development conditions approved by the Board of Zoning Appeals in conjunction with the above-referenced applications. As I understand it, your question is whether the installation of a temporary 24' x 36' modular classroom trailer on the site would be in substantial conformance with the combined SEA/SPA Plat and development conditions. You state that the proposed trailer would remain on the site for a maximum three (3) years. This determination is based on your letter and the submitted two-sheet exhibit entitled "Topographic Survey, Burgundy Farm Country Day School," prepared by R.C. Fields & Associates, dated May 28, 2010, and accompanying photographs of the proposed trailer and the proposed site location. Copies of your letters and relevant exhibits are attached.

According to your letter and exhibits, the school needs a classroom for the Lower School science program and you have located a portable classroom/office dealer to install a portable classroom in an open area near the other Lower School Buildings. Your exhibit indicates that the proposed classroom trailer would be installed in a grassed area located in the central part of the site between an existing stormwater management pond (SWM) and an existing pool. According to the SEA Plat, the proposed location of the trailer lies within an area protected by limits of clearing and grading for construction of the pool and deck expansion that has been completed. The area was not shown as a tree save area on the plat as evidenced by the absence of a tree line within the area.

Development Condition 11 states that *"The demolition of existing structures and the construction of new structures shall be conducted in such a manner as to minimize the impact on individual trees and groups of trees to be preserved. The applicant shall conform to the limits of clearing and grading as shown on the Special Exception Amendment/Special Permit Application Plat, subject to*



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the installation of necessary utilities, if determined by DEM. If it is necessary to locate the utility lines outside the limits of clearing and grading, those lines shall be located and installed in the least disruptive manner possible. A replanting plan shall be developed and implemented, to the satisfaction of the Urban Forester, for any areas outside the limits of clearing and grading that must be disturbed."

You have stated that the area in which you propose to install the trailer is in grass and that no trees will be disturbed either by the placement of the trailer or by transporting it to the installation site. The submitted photographs show the proposed area as a field that is bordered by undergrowth and trees on the north and west. The fenced area for the pool is adjacent on the east. South of the proposed location is an existing asphalt area that you have stated would be utilized for access to the trailer. Urban Forest Management (UFM) has visited the site and has determined that no trees exist in this location and none would be impacted by either the transportation of the trailer to the site or its installation in the proposed location.

According to the tabulations submitted with your request, the addition of the temporary classroom trailer would add 793 square feet to the approved 65,085 square feet on the site and increase the FAR from 0.065 to 0.0658, which is an increase of 0.99% over the maximum approved FAR. You state that it is your intention to use the trailer for a maximum of three (3) years while you are in the process of filing an amendment to the Special Exception Amendment to increase land area and make site modifications. Paragraph 4.A. (7) (b) of Sect. 9-004 of the Zoning Ordinance permits the addition of accessory structures and minor building additions to an approved special exception provided that the sum total of all such structures or additions not exceed one (1) percent of the approved gross floor area where the total gross floor area shown on the approved special exception plat is 50,000 square feet or more.

It is my determination that the proposed temporary classroom trailer discussed above and described in your submission is in substantial conformance with the SEA provided that no clearing or grading occurs to install the trailer and provided an application is filed within eighteen (18) months to modify the limits of clearing and grading to accommodate the location of the trailer. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please contact Mary Ann Godfrey at (703) 324-1290.

Sincerely,

Regina C. Coyle, Director
Zoning Evaluation Division, DPZ

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/



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Attachments: A/S

cc: Jeff McKay, Supervisor, Lee District
James Thomas Migliaccio, Planning Commissioner, Lee District
Diane Johnson-Quinn, Deputy Zoning Administrator, ZAD, DPZ
Kenneth Williams, Office of Land Development Services, DPWES
Michael Knapp, Director, Urban Forest Management, DPWES
Angela Rodeheaver, Chief, Site Analysis Section, DOT
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES
Kevin J. Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: SEA 93-L-014 and SPA 93-L-015, SEI 1008 031, Imaging, Reading File



BURGUNDY

Burgundy Farm Country Day School

3700 Burgundy Road • Alexandria, VA 22303

Phone 703.960.3431 • Fax 703.960.5056

www.burgundyfarm.org

August 12, 2010

To Whom It May Concern:

Burgundy Farm Country Day School (Special Exception, Fairfax County # SEA 93-L-014; tax map: 82-2 (1, 5, 6 and 8)) seeks to install a temporary 24 x 36 single modular classroom for Lower School science into an area near our other Lower School buildings. The Lower School science program has been without a decent space for years, and the program is one of our finest. Note that we are not adding a single student, adding any more cars or traffic to campus, etc; nor are we planning on altering the physical landscape in any fashion. More details follow.

We have a bid (see attached) from Mobil Modular, a reputable portable classroom/office dealer, and we are researching (see attached docs) the water, electric and sewage, which should easily connect to existing lines and/or buildings.

For the foreseeable future we simply need a classroom. We are looking at a four-year lease. In the next few years, we expect to be applying for an amendment to our special exception, as we update or replace a building or two and green our campus, including improving water run-off issues. We hope that adding a portable classroom will not require too much difficulty.

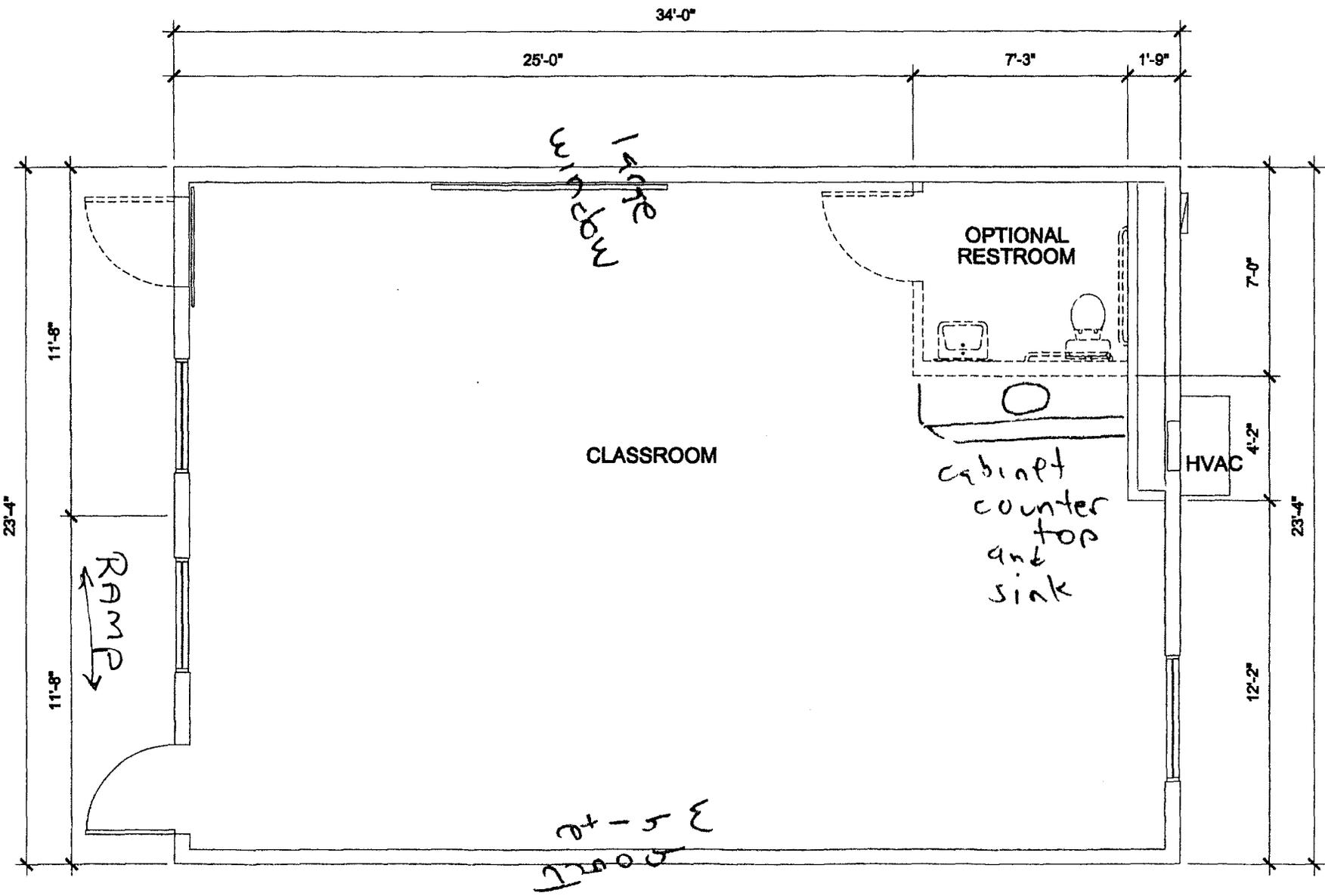
We appreciate your consideration and advice.

Thank you!

Sincerely,

Jeff Sindler
Head of School

RECEIVED
Department of Planning & Zoning
AUG 17 2010
Zoning Evaluation Supervisor



EX. 10' STORM DRAINAGE ESMT.
(DB. 1295, PG. 183)

S 70°30'13" E ~ 274.92'

N 19°29'47"

EX. UP

N 19°29'47"

EX. 10' S
(DB. 1295, PG. 183)

S 70°30'08" E ~ 5...

EX. UP
QF85

EX. VEPCO RIGHT OF WAY
(DB. 10997, PG. 1222)

EX. SAN. SEWER ESMT.
(DB. 9221, PG. 1052)

BUR

TAX

EX. IRELL

EX. TRAIL

APPROX. LOC.
EX. 2" GASLINE

EX. 8" SAN. SEW ~ 403' @ 4.9%

80

EX. CULVERT

PROP. TRAILER
(24.33' x 34')

EX. CONC. POOL

EX. 1 STY. BLOCK BLDG.
FF=89.7

EX. FRAME TRAILER

EX. STM. STR.

EX. FRAME STABLE
FF=91.9

EX. POND

PROP. RAMP

EX. ASPHALT

EX. 8" SAN. SEW
~ 87' @ 17.3%

EX. UNDERGROUND WATERLINE 11111 TX

299' @ 1.1%

(B)

(A)

